

BYLAW 20867

To Designate the Hardisty Residence as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 20867 be given the appropriate readings.

Purpose

To designate the Hardisty Residence as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, c H-9.

Reading

Bylaw 20867 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, City Council must unanimously agree “that Bylaw 20867 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw designates the Hardisty Residence as a Municipal Historic Resource and allocates financial incentives to support its restoration.

REPORT

Upon passage of Bylaw 20867, the Hardisty Residence will be designated a Municipal Historic Resource and the Rehabilitation Incentive and Maintenance Agreement (Schedule “B” of Attachment 1) will be approved and come into effect. The City will pay the owners up to \$74,407 to assist in the costs of rehabilitation of the historic elements of the structure.

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The Hardisty Residence is listed on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The house was built in 1913 and is a good example of the Foursquare style of home in the Westmount community.

The building was originally listed on the Inventory of Historic Resources as the “Richard Hardisty Residence.” The current practice of the heritage program is to formally name buildings without a gender-specific title. As such, upon designation, the building will be referred to as the “Hardisty Residence.”

The owner has completed the application requirements to have the Hardisty Residence designated as a Municipal Historic Resource under the provisions of City Policy C450B. The regulated portions of the structure, as outlined in Schedule “A” of Attachment 1, will be preserved and maintained. Any future renovation of the Hardisty Residence will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

An initial Notice of Intention to Designate the Hardisty Residence as a Municipal Historic Resource was sent to City Council on April 26, 2024 and mailed to the owners of the Hardisty Residence on May 9, 2024. After the memo was provided to City Council and the Notice letter was sent to the owner, Administration determined that application did not meet all of the requirements of City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton and the designation process was suspended. As the original Notice of Intention to Designate period expired, a new memo was provided to City Council on November 21, 2024 to re-initiate the designation process which is now in compliance with City Policy C450B. A new Notice of Intention to Designate letter was issued to the owner on December 5, 2024. The Notice of Intention is valid for 120 days.

Community Insight

Through the creation of The City Plan, Edmontonians advised that it was critical to retain and steward historic resources even as the City is redeveloped and modernized, recognized as The City Plan value of “Preserve.” Administration has engaged with the owner of the property throughout the designation process. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

Budget/Financial Implications

Upon completion of the project phases, the Heritage Resources Reserve will pay the owner up to \$74,407 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including the Hardisty Residence. The total estimated cost of the eligible heritage restoration work for the project is \$148,814.

Beyond the \$74,407 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

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Administration is considering a number of potential heritage designations and projects for use of Reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, including the Hardisty Residence, the Reserve balance is anticipated to be \$3.68 million at the end of 2025. The Reserve is funded by the tax levy on an annual basis (\$2.16 million in 2025 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 for Hangar 11).

Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule "B" of Attachment 1), the owners have waived any right to compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 20867 - To Designate the Hardisty Residence as a Municipal Historic Resource
2. Location Map
3. Photographs
4. Statement of Significance
5. Description of City-Funded Work

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor